

August 19, 2021 Planning Commission Work Session

G 2-21. Housing Amendments

- Existing Single-Family Dwellings in C-3 Zone
- City Center Housing Overlay Zone
- Temporary Use of RV During Construction

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- Public Hearing scheduled for September 16
- Legislative Hearing
- Amendments to Zoning Ordinance (Page 125 of packet):

Amend Chapters 17.33, 17.54, 17.60, 17.63, Add Chapter 17.66

- Allow existing single-family dwellings as a permitted use in the C-3 zone.
- Establish a City Center Housing Overlay Zone and associated provisions within Overlay (C-3 density, parking number and location, nonconforming setbacks)
- Allow temporary use of RV during home construction

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Criteria:

Comprehensive Plan:

- Applicable Goals and Policies

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1. Allow existing single-family dwelling (SFD) in C-3 zone as a permitted use.

- SFDs are not a permitted use in the C-3 zone.
- Intent is to limit proliferation of lower-density housing development and/or subdivisions on land designated for commercial use at appropriate locations
- Existing SFDs are a nonconforming use in C-3 zone , and can't be expanded, such as adding a bedroom.
- Existing SFDs aren't inherently in conflict with C-3 uses.
- Proposed amwmdmnet would allow

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1. Allow existing single-family dwelling (SFD) in C-3 zone as a permitted use. (continued)

- Proposed amendment would designate existing SFDs in C-3 zone as a permitted use, subject to the following:
 - Lots for these uses would be limited to their current size and cannot be expanded.
 - Must not cease its residential use for more than a year or it loses its permitted use status.
 - Short-term rentals and owner-occupied short-term rentals are considered residential use for purposes of determining continuation of residential use.

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1. Allow existing single-family dwelling (SFD) in C-3 zone as a permitted use. (continued)

- Questions:
 - Should this also apply to existing duplexes in the C-3 zone?
 - As with SFDs, they aren't a permitted use in C-3 and are regulated under nonconforming use provisions.

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2. Establish City Center Housing Overlay Zone and Associated Provisions

- City Center Housing Strategy Recommended by MURAC and PAC
- City Council approved the City Center Housing Strategy by Resolution 2021-27 on May 11, 2021.
- Purpose: “Create a strategy to potentially increase and incentive more housing within the city center area and the surrounding higher density residential zones where there may be more capacity for additional housing opportunities.”
- Proposed amendments establish overlay zone where provisions apply and implements initial Action Items that remove barriers, which would make a difference to housing development/redevelopment.

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2. Establish City Center Housing Overlay Zone and Associated Provisions (continued)

City Center Housing Strategy – Action Plan Summary Table

Regulatory	Non Regulatory	Proposed Action
1.0 Remove barriers to desired housing in city center		
1.1	x	Remove density requirements*
1.2	x	Reduce residential parking minimums*
1.3	x	Extend the parking reduction area*
1.4	x	Revise parking lot standards for small scale development*
1.5	x	Permit townhouses in C3 zone*
1.6	x	Permit or conditionally permit SROs*
1.7	x	C3-specific setbacks for multi-family residential*
1.8	x	Residential-specific design standards*
2.0 Provide incentives and support to desired development		
2.2	x	Subsidy gap financing from Urban Renewal funds
2.3	x	Evaluate SDC costs
2.4	x	Property Acquisition and Reduction of Land Costs
2.5	x	Fast-track system for permitting
2.6	x	Small scale developer bootcamp
2.7	x	Developer guidebook of financial assistance
2.8	x	Developer Tours
3.0 Improve street character, connections, and walkability		
3.1	x	Improvements to 2nd and 4th streets
3.2	x	Streetscape improvements to Adams and Center
3.3	x	Improvements to Lafayette
3.4	x	Strengthen connections between Alpine District + 3rd St.
3.5	x	Continue façade improvement program
3.6	x	Free design assistance application
3.7	x	Urban open space network to support downtown housing
4.0 Align enforcement and programming efforts with City's housing goals		
4.1	x	Evaluate short term rental regulations
4.2	x	Transportation modeling of the city center
4.3	x	Parking management plan / shared parking plan
4.4	x	Review of school capacity and other public services

* Being addressed as part of the City Center Housing Strategy

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2.0 Provide incentives and support to desired development		

Later with res. standards

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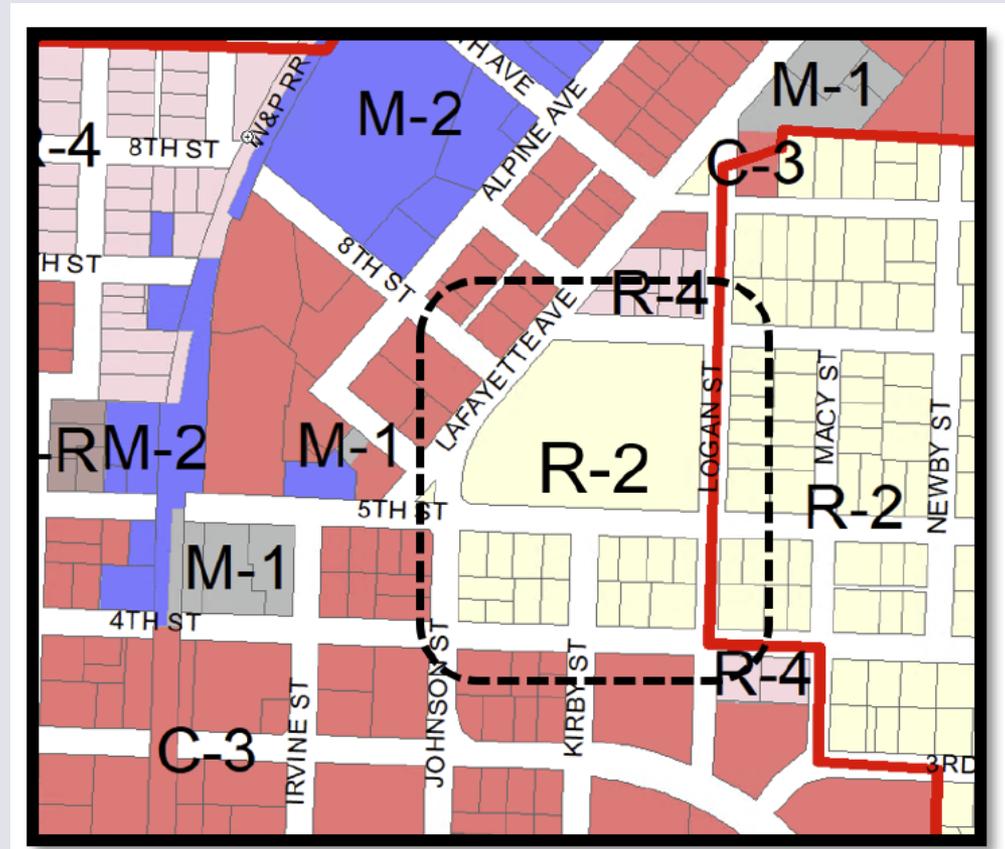
2. Establish City Center Housing Overlay (CCHO) Zone and Associated Provisions (continued)

- Establish boundary/applicability
- Specify density provisions of R-4 zone don't apply to multi-family or condominiums in C-3 zone within CCHO Zone
 - Currently, multi-family and condos are subject to R-4 regs and density in C-3 zone as permitted use. Multi-family can exceed R-4 density in C-3 in a defined core area as a conditional use.
 - ~16-29 du/ac based on # of bedrooms
 - (No similar density limit applies in O-R zone).
- Reduce off-street parking to 1 space/dwelling in CCHO
- Allow res parking within 500 feet of property vs. on-site with recorded binding parking agreement
- Allow nonconforming multi-family structure destroyed by calamity to be replaced based on C-3 rather than R-4 setbacks without the current restriction of limiting to same number of units.
 - (May be codified as a standard when core areas residential standards are adopted).

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2. Establish City Center Housing Overlay (CCHO) Zone and Associated Provisions (continued)

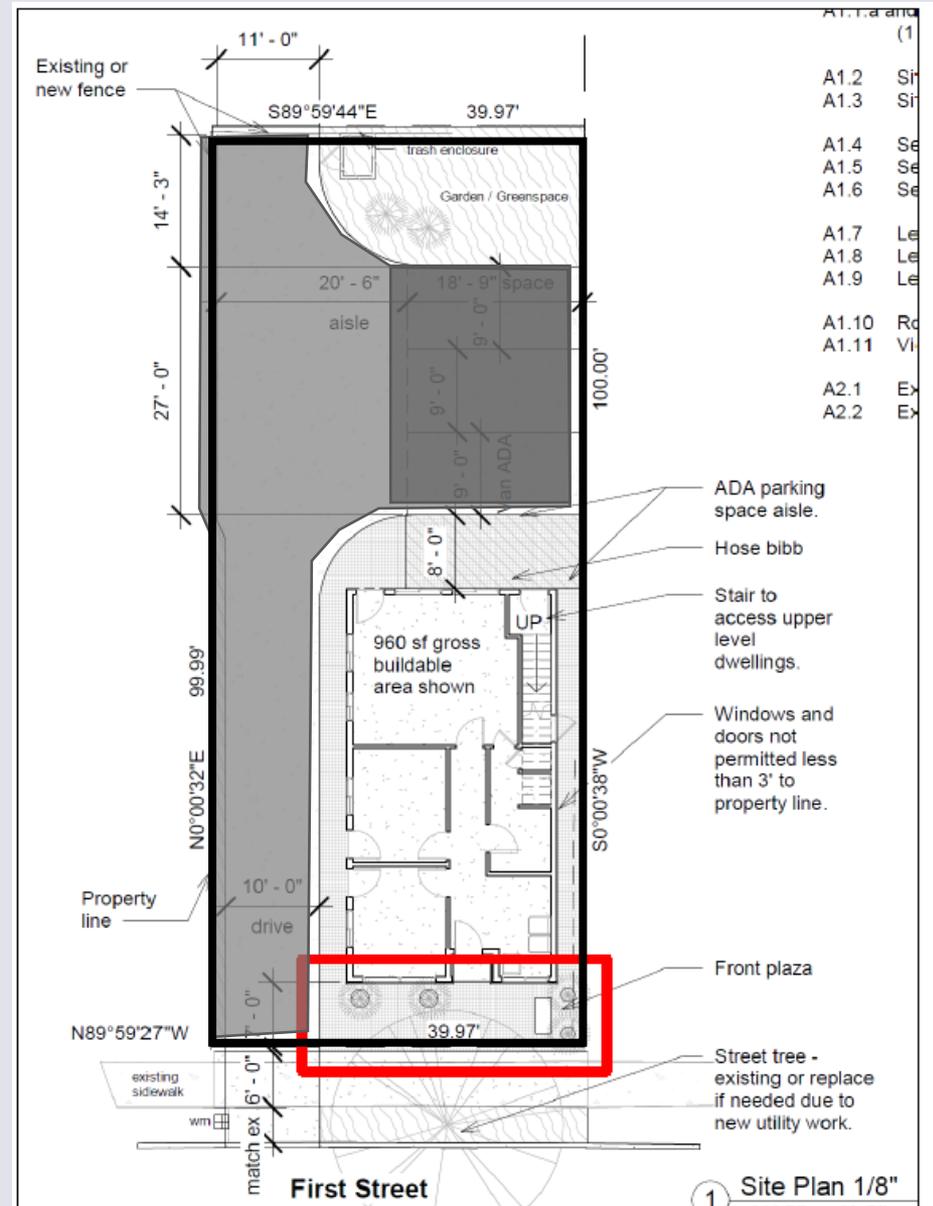
- Questions:
- The study area boundary included s small low-density (R-2) zoned areas by Lafayette and 5th Street. This is in the NE Gateway Overlay and Urban Renewal District. **Should this area be retained in the Overlay Zone or removed?**



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2. Establish City Center Housing Overlay (CCHO) Zone and Associated Provisions (continued)

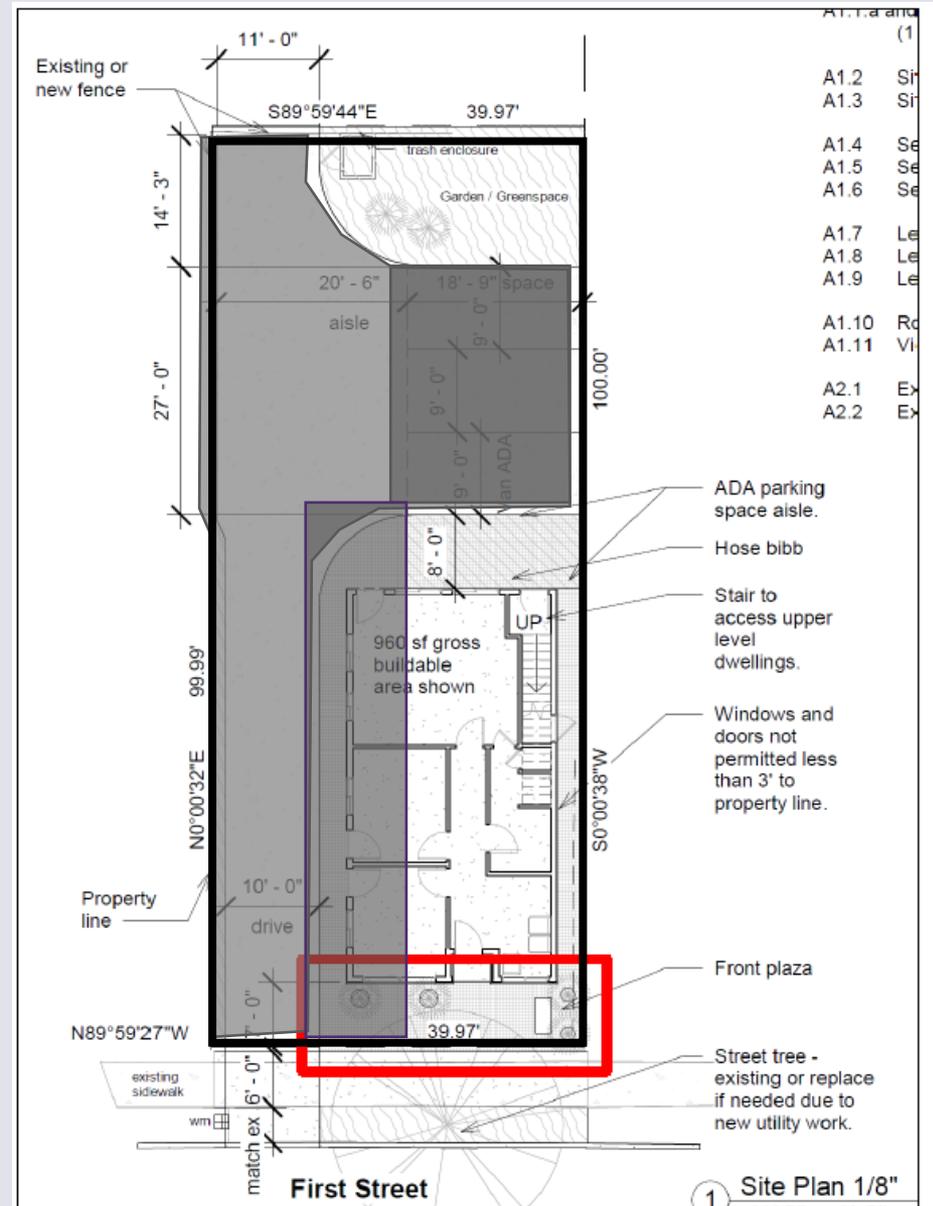
- Questions:
 - **Is 500' off-site parking standard the right distance?**
Currently, off-site parking isn't allowed for residential uses. Parking is already allowed off-site within 200 feet for other uses
 - (There are also core areas where no off-street parking and reduced off-street parking are allowed for non-residential uses only).



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3. Allow temporary use of an RV as a residence on a property while a home is being constructed (or MH installed) on the same property.

- Cost-effective to be on one property during construction, also allows move out of previous housing making available for others to occupy.
- Subject to certain requirements
 - Intended to ensure it can only be occupied if there is no other occupied dwelling on the property
 - Timeliness, maximum of 18 months during construction (6 months for MH installation).
 - If not self contained and connected on-site to sewer and water, then RV/vehicles would need to be on compacted gravel or paved portion of site during temporary use. (Assumes paved would likely be used if already present, otherwise compacted gravel).

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- Questions:

- Is the requirement for gravel or paved surface too onerous?

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Questions / considerations submitted in advance

- Question about “removal” in CCHO is about removing properties with low-density zoning from **boundary**, not about removing the **housing**.
- Off-Site Parking.
 - Often this is shared on another private property.
 - On small sites, the site area needed for even one off-street parking space can be significant. If parking is required to be behind the building and have a 2-way drive aisle, and have landscape screening, then much of the site is just circulation to get to the parking.
 - This adds up if each site must provide this on each site. Significant area is devoted just to drive aisles to access the limited number of spaces on each site.
 - Site efficiencies and economies of scale can be achieved if a space or spaces can be used/ added to another site that already has this.
- Should City consider allowing RVs as ADUs? (Not part of proposed scope of amendment). Currently, the safe overnight parking program allows this on a temporary basis.
- Enforcing time limit on completing construction
- Economic impact of reduced parking requirement?

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- **Thank you!**
- Additional questions?